

# TOWN OF DAVIE

## TOWN COUNCIL AGENDA REPORT

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark Kutney, AICP, Development Services Director/(954) 797-1101  
Prepared by: Roberta Moore, Planner I

**SUBJECT:** TU 4-2-03, G.L. Homes of Davie Associates II, Ltd. 3489 Gulfstream Way,  
Davie, FL 33328

**AFFECTED DISTRICT:** District 3

**TITLE OF AGENDA ITEM:** Temporary Use Permit for Construction Trailer

**REPORT IN BRIEF:** The applicant is requesting approval of a temporary use permit for a construction trailer for the G.L. Homes Long Lake Ranches community. G.L. Homes will be providing landscaping surrounding the construction trailer. The site is located west of Nob Hill Road, north of SW 40 Street. A satisfactory site plan accurately depicting all details of the request has been reviewed by the Development Services Department and is attached.

Town Council approved the Long Lake Ranches site plan (SP 11-2-00) on August 1, 2001. The site will consist of 374 single family residences.

**DURATION OF EVENT:** The duration of the request will be for no longer than eighteen months from the date of issuance of building permit.

Section 12-319 of the Land Development Code requires that three (3) criteria be met for temporary use permits:

- (1) Any nuisance or hazardous features involved is suitably separated from adjacent uses;
- (2) Excessive Vehicular traffic will not be generated on minor residential streets; and,
- (3) A vehicular parking problem will not be created.

Staff finds that G.L. Homes will be suitably separated from adjacent uses, there will be no traffic generated on minor residential streets, and a vehicle parking problem is not anticipated. In addition the following conditions apply:

- (1) A building permit must be secured prior to the placement of the construction trailer
- (2) The construction trailer will be landscaped as indicated on the submitted site plan.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** The Development Review Committee has reviewed the application and has no objections to the request.

**FISCAL IMPACT:** None

**RECOMMENDATION(S):** Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

**Attachment(s):** Subject site map, Overall Site plan, Site Plan for the location of the construction trailer.



DATE FLOWN:  
1/4/02



400 0 400 Feet

Planning & Zoning Division - GIS



TEMPORARY USE PERMIT  
TU 4-2-03  
Subject Site and Aerial Map

DATE PREPARED: 4/24/03  
PREPARED BY: ID

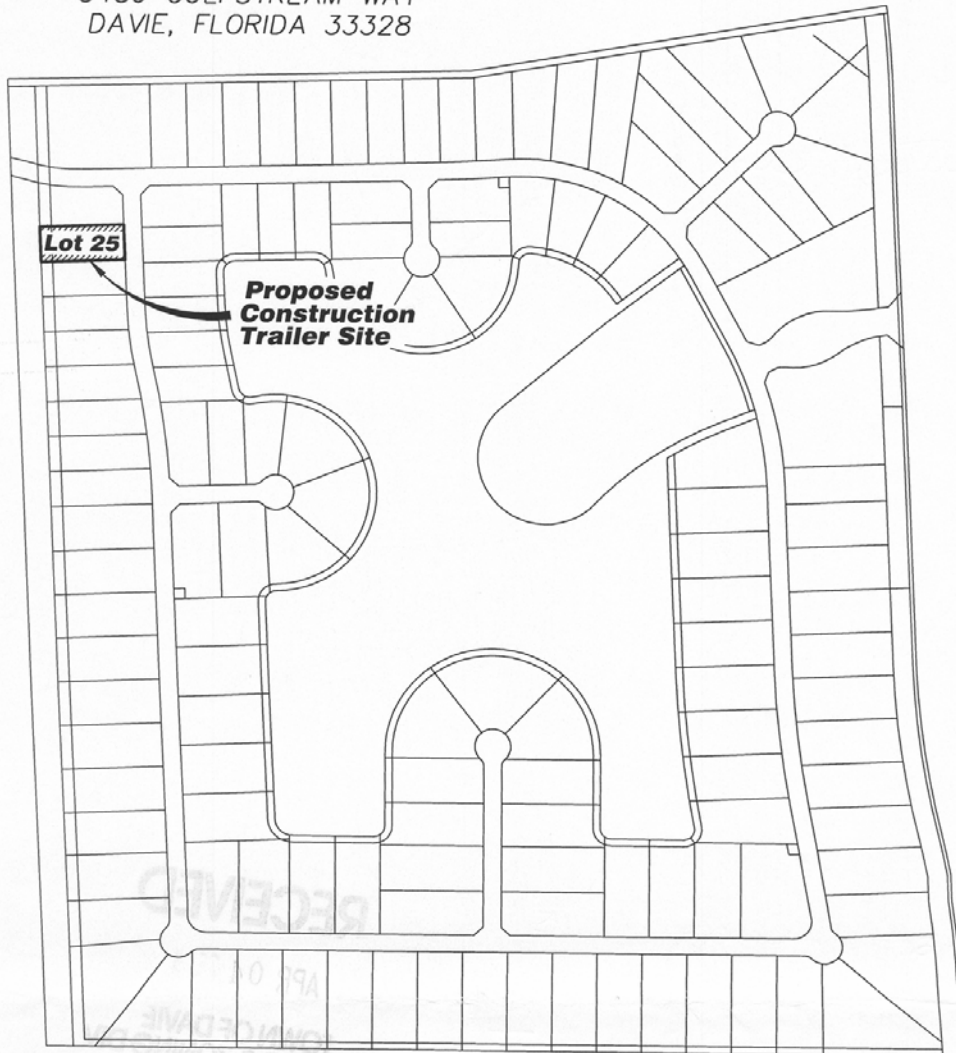
4341 S.W. 62nd Avenue  
Davie, Florida 33314



Tel. (954) 585-0997  
Fax (954) 585-3927

## LOT 25 LONG LAKE RANCHES PLAT ONE

3489 GULFSTREAM WAY  
DAVIE, FLORIDA 33328



### Location Map

NOT TO SCALE

#### CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

REVISIONS	DATE	BY

**Richard G. Crawford, Jr.**

PROFESSIONAL SURVEYOR AND MAPPER NO. 8371 - STATE OF FLORIDA

DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
3/21/03	THK	RGC	N/A

#### SEAL

NOT VALID UNLESS  
SEALED HERE WITH  
AN EMBOSSED  
SURVEYOR'S SEAL

SHEET 1 OF 1

NO. 01-6869-L25

DATE: Mar 21, 2003 - 12:28pm EST FILE: F:\DRAWING\HOMES\LONG LAKE RANCHES\lots\lot 025.dwg

4341 SW 62nd Avenue  
Davie, Florida 33314



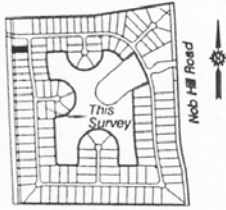
Tel. (954) 585-0997  
Fax (954) 585-3927

## SKETCH OF BOUNDARY SURVEY FOR G.L. HOMES

### LOT 25

### LONG LAKE RANCHES PLAT ONE

3489 GULFSTREAM WAY  
DAVIE, FLORIDA 33328



Location Map  
NOT TO SCALE

#### LEGEND:

- C.B.S. CONCRETE BLOCK STRUCTURE
- C.B. CENTERLINE
- L.B. LICENSED BUSINESS
- A.R.C. ARC
- R. RADIUS
- C.B. CHORD BEARING
- P.C. CURVE NUMBER
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- B.C.R. BROWARD COUNTY RECORDS
- O.R.B. OFFICIAL RECORDS BOOK
- S.F. SQUARE FOOT
- A/C AIR CONDITIONER
- PROPOSED SURFACE ELEVATION
- 1.5' SURFACE ELEVATION
- CONCRETE
- NON-VEHICULAR ACCESS LINE
- MANHOLE
- FIRE HYDRANT
- TELEPHONE BOX
- METAL LIGHT POLE
- WATER METER
- WATER VALVE
- SEWER CLEANOUT
- CABLE TELEVISION
- ELECTRIC HAND HOLE BOX
- CATCH BASIN
- WOOD FENCE
- SET 5/8" IRON ROD L.B. 6633
- FOUND 5/8" IRON ROD L.B. 6633
- SET P.K. NAIL & DISC L.B. 6633
- FOUND NAIL & TIN TAB

#### LEGAL DESCRIPTION LOT 25

LOT 25, LONG LAKE RANCHES PLAT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 171, PAGE 151, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LAND SITUATE WITHIN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA, CONTAINING 23,200 SQUARE FEET OR 0.533 ACRES, MORE OR LESS.

#### SURVEY NOTES

- THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY STONER & ASSOCIATES, INC.
- UNDERGROUND FEATURES SUCH AS: ENCROACHMENTS, UTILITIES, FOUNDATIONS, PIPELINES AND CABLES WERE NOT LOCATED OR SHOWN HEREON. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.
- THIS SURVEY IS "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
- THIS SURVEY REPRESENTS A BOUNDARY SURVEY AS DEFINED IN THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING AND MAPPING IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE.
- THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OF THE FEATURE(S) IT REPRESENTS.
- THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FLOOD ZONE AH-BASE EL+6 AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 120035 0305 F, EFFECTIVE DATE AUGUST 18, 1992.
- THE BEARINGS SHOWN HEREON ARE REFERENCED TO S.80°24'57"W. ALONG THE NORTH LINE OF LONG LAKE RANCHES PLAT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 171, PAGE 151 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 FROM THE BROWARD COUNTY ENGINEERING DEPARTMENT BENCHMARK DESCRIBED AS FOLLOWS: SET X-CUT ON EAST RIM OF STORM MANHOLE, EAST SIDE OF NOB HILL ROAD IN FRONT OF ENTRANCE TO "TREE TOPSPARK", 35' EAST OF CENTERLINE OF NOB HILL ROAD, B.M. 6-21-2000 NOTE: X-CUT ON THE NORTH EDGE OF RIM, ELEVATION = 7.34'
- OWNERSHIP OF FENCES WAS NOT DETERMINED.

#### CERTIFICATE:

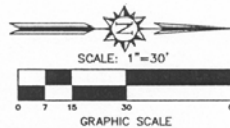
THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED AND SHOWN HEREON AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.007, FLORIDA STATUTES.

REVISIONS	DATE	BY
1. Plot Plan (Construction Trailer)	3/21/03	VW

RICHARD G. CRAWFORD, JR.

PROFESSIONAL SURVEYOR AND MAPPER NO. 5271 - STATE OF FLORIDA

DATE OF FIELD SURVEY	THK	CHECKED BY	FIELD BOOK
N/A		RGC	N/A



GRAPHIC SCALE

SEAL

NOT VALID UNLESS  
SEALED HERE WITH  
AN EMBOSSED  
SURVEYOR'S SEAL

SHEET 1 OF 1

01-6869-125